

AFFIDAVIT

STATE OF IOWA :
 : ss
COUNTY OF MADISON:

COMPUTER ✓
RECORDED ✓
COMPARED ✓

FILED NO. 3280
BOOK 41 PAGE 458
93 JUN 23 AM 11:08
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
no fee

I, Cyrus B. McDonald, Chairman of the Board of Supervisors for Madison County, being first duly sworn on oath depose and say that on the 7th day of May, 1993 the County Treasurer issued a Tax Deed to Madison County, Iowa for the following described real estate:

See Attached.

that said Tax Deed was filed for record in the office of the County Recorder of Madison County, Iowa on May 7, 1993 and appears in the records of the office in Madison County as recorded in Book 58 on Page 310 of the Records; and that Madison County is now in possession of such real estate and claims title to the same by virtue of such tax deed, or such purported tax title.

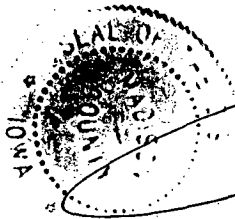
Any person claiming any right, title, or interest in or to such real estate adverse to the title or purported title by virtue of such Tax Deed referred to herein shall file a claim of the same with the recorder of the county wherein such real estate is located, within one hundred twenty days after the filing of this affidavit, such claim to set forth the nature thereof, also the time and manner in which such interest was acquired.

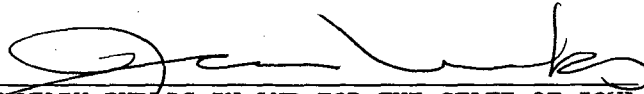
Madison County Board of Supervisors



by: Cyrus B. McDonald
Cyrus B. McDonald, Chairman

On this 22 day of June, 1993 before me, Janice Weeks
____, a Notary Public in and for the State of Iowa, personally
appeared Cyrus B. McDonald ~~and [unclear]~~ to me personally known,
and who, being by me duly sworn, did say that they are the
Chairperson of the Board of Supervisors ~~and [unclear]~~
~~[unclear]~~ of the County of Madison, Iowa; that the seal affixed
to the foregoing instrument is the corporate seal of the
corporation, and that the instrument was signed and sealed on
behalf of the corporation, by authority of its Board of
Supervisors, on the 22 day of June, 1993, and Cyrus B.
McDonald ~~and [unclear]~~ acknowledged the execution of this
instrument to be their voluntary act and deed and the voluntary act
and deed of the corporation, by it voluntarily executed.





NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

Exhibit "A"

A part of Outlot 15 of the NW 1/4 of the NE 1/4 described as follows: Commencing at the Southwest corner of said Outlot 15, running thence East along the South line of said Outlot 15 a distance of 115.5 feet to a point which is the Northeast Corner of Outlot 16 of said NW 1/4 of the NE 1/4, thence South 25 feet; thence East a distance of 16 1/2 feet to a point which is the Northwest Corner of Lot 1, in Block 2, of the Original Town of East Peru, Iowa, thence North 112 feet, thence East 44 feet, thence North to the North line of said Outlot 15, thence Northwesterly along the North Line of said Outlot 15 to the Northwest Corner thereof, thence South on the West line of said Outlot 15 to the place of beginning; all of Section 11, in Township 74 North, Range 27, West of the 5th P.M., subject to roadways, Madison County, Iowa

AND

Lots One (1) and Two (2) in Block Two (2) in the Original Addition to the town of East Peru, Madison County, Iowa.

AND

A tract in the Southeast corner of Outlot 15 of Peru Outlots in the NW 1/4 NE 1/4 of Section 11, in the Township 74 North, Range 27, West of the 5th P.M., Iowa described as follows: Commencing at the Northwest corner of Lot 1 in Block 2 in the Original Plat of the Town of East Peru, Iowa and running thence North to intersect a line running East from a point 25 feet South of the Southeast corner of Lot 32, Peru Outlots, in NE 1/4 of the NW 1/4 of said Section 11, thence East from said point of intersection a distance of 44 feet to the West line of the C.M. Hiatt property (now in name of Iowa State Telephone Corp./Continental Telephone of IA.), thence South to the Southwest corner of the C.M. Hiatt property (Iowa State Telephone Corp./Continental Telephone of IA), thence East 88 feet to the East line of Outlot 15, thence South to the Southeast corner of Outlot 15, thence West to Place of Beginning; being the same and identical premises as per deed recorded in Town Lot Deed Record 37, page 509, in the Office of the Recorder of Madison County, Iowa.

Know All Men by These Presents:

that the following described real property:

See "Exhibit A" attached

FILED NO. 2772

BOOK 58 PAGE 310

COMPUTER
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93 MAY -7 PM 3: 26

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

No. Fee

situated in the County of Madison and State of Iowa, was

subject to taxation for the year (or years) A.D. 1987, 1988, 1989, 19, 19; and the taxes assessed thereon for the year (or years) stated remained due and unpaid at the date of the sale; and the Treasurer

of the County, on the 18th day of June, A.D. 1990, by

virtue of the authority vested by law in the Treasurer, at Winterset, Iowa

the sale begun and publicly held on the third Monday of June, A.D. 1990, exposed to public sale at the office of the County Treasurer in the County named, in substantial conformity with all the requirements of the statute, the real property described, for the payment of the taxes, interest and costs then due and remaining unpaid on the

property, and at that time and place A Madison County B

of the County of Madison and State of Iowa,

offered to pay the sum of Two hundred eighty dollars and no cents, being the whole amount of taxes, interest and costs then due and remaining unpaid on the property, for

the whole thereof

which was the least quantity bid for, and payment of that sum was made by that person to the Treasurer, the property was stricken off to that person at that price; and A

B did, on the day of

A.D. assign the certificate of the sale of the property and all right, title and interest to the property to

E of the County

of and State of; and by the affidavit

of service, filed in the Treasurer's office on the 19th day of January,

A.D. 1993, it appears that notice has been given more than ninety days before the execution of this deed to Joseph Butler, Bonnie Cunningham, Phillip Butler, Marjorie Williams, Edwin Butler, Jr. William Butler, Larry Butler, Michael Butland, Barbara Butler, City of Peru of the expiration of the time of redemption allowed by law; and three years have elapsed since the date of the sale, and the property has not been redeemed.

Now, I, Carita A. Kelleher, Treasurer of the County aforesaid, for and in consideration of said sum to the Treasurer paid as aforesaid, and by virtue of law have granted, bargained, and sold, and by these presents do grant, bargain and sell to the said

Madison County

his heirs and assigns, the real property herein before described, to have and to hold unto him, the said

Madison County

his heirs and assigns, forever; subject, however, to all the rights of redemption provided by law.

IN WITNESS WHEREOF, I, Carita A. Kelleher, Treasurer as aforesaid, by virtue of the authority aforesaid, have hereunto subscribed my name on this 7th day of May, 1993.

Carita A. Kelleher, Treasurer.

STATE OF IOWA, Madison County, ss.

I HEREBY CERTIFY, That before me, Janice Weeks, Clerk of Court in and for Madison County, personally appeared the above named

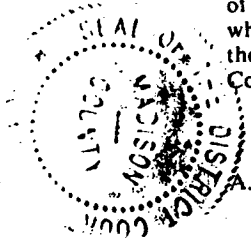
(Title of Officer)

Carita A. Kelleher Treasurer of Madison County personally known to me to be the Treasurer of said County at the date of the execution of the above conveyance, and to be the identical person whose name is affixed to and who executed the above conveyance as Treasurer of said County, and acknowledge the execution of the same to be his voluntary act and deed, as Treasurer of said County, for the purposes therein expressed.

Given under my hand and seal this 7th day of May

A. D. 1993.

Lam Sling, Deputy



Section 448.1. Deed executed. Immediately after the expiration of ninety days from the date of completed service of the notice provided in section 447.12 the treasurer then in office shall make out a deed for each lot or parcel of land sold and unredeemed, and deliver it to the purchaser upon the return of the certificate of purchase. The treasurer shall receive \$3.00 for each deed made by him, and may include any number of parcels of land purchased by one person in one deed, if desired by him.

Section 447.9 Service of such notice shall also be made by certified mail on any mortgagee, or assignee, of record, whether resident or non-resident of the county, if his address is disclosed by the recorded instrument or by a certificate showing the address of the mortgagee or assignee duly filed with the recorder, or the state of Iowa in case of an old age assistance lien by service upon the state Department of Human Services.

TAX SALE DEED

TO

STATE OF IOWA, Madison County } ss.

Entered for Taxation this 7

day of May, A. D. 1993

Janice Weeks
By Betty Cochran Auditor.

Filed for Record this 7

day of May, A. D. 1993

at 3:26 o'clock P M., and recorded in Book 58 of deeds

on page 310

Michelle Ataker Recorder.

Betty M. Meeks Deputy.

Recording Fee, \$ None

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